058.0	0004	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	914,300 / 914,300
					USE VALUE:	914,300 / 914,300
					ASSESSED:	914,300 / 914,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		BOW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHUBOCHKIN ROMAN &
Owner 2:	NORTH MELANIE T
Owner 3:	
Street 1:	44 BOW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WEISS ANTHONY P -
Owner 2:	MCNULTY IRIS A -
Street 1:	44 BOW ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,696 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1906, having primarily Clapboard Exterior and 1672 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4696.000	516,600	5,100	392,600	914,300
Total Card	0.108	516,600	5,100	392,600	914,300
Total Parcel	0.108	516,600	5,100	392,600	914,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 546.79 | /Parcel: 546.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 38417
GIS Ref:
GIS Ref:
Insp Date: 10/02/18

!4966!

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0004-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	516,600	5100	4,696.	392,600	914,300	914,300	Year End Roll	12/18/2019
2019	101	FV	394,000	5100	4,696.	387,000	786,100	786,100	Year End Roll	1/3/2019
2018	101	FV	370,200	5100	4,696.	297,300	672,600	672,600	Year End Roll	12/20/2017
2017	101	FV	370,200	5100	4,696.	280,400	655,700	655,700	Year End Roll	1/3/2017
2016	101	FV	370,200	5100	4,696.	258,000	633,300	633,300	Year End	1/4/2016
2015	101	FV	345,000	5100	4,696.	241,200	591,300	591,300	Year End Roll	12/11/2014
2014	101	FV	328,600	5100	4,696.	222,100	555,800	555,800	Year End Roll	12/16/2013
2013	101	FV	328,600	5100	4,696.	222,100	555,800	555,800		12/13/2012

PRINT

Date	Time
12/10/20	19:55:29

LAST REV

Date	Time
10/09/18	09:02:12
apro	
4966	

USER DEFINED

Prior Id # 1:	38417
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEISS ANTHONY P	63057-349		12/13/2013		734,900	No	No		
VIGEANT JOHN A/	54404-354		3/15/2010		640,000	No	No		
VIGEANT RAYMOND	49562-233		6/5/2007		475,000	No	No		
	12107-186		11/8/1971		23,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2007	775	Redo Kit	41,800			G9	GR FY09	bath remodel also
6/29/2007	515	Redo Bat	18,400					

ACTIVITY INFORMATION

Date	Result	By	Name
10/2/2018	Inspected	CC	Chris C
8/28/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Measured	372	PATRIOT
1/16/2000	Mailer Sent		
1/16/2000	Meas/Inspect	277	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4696		Sq. Ft.	Site		0	70.	1.19	6									392,617						392,600	

Total AC/HA: 0.10781 | Total SF/SM: 4696 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 392,617 | Spl Credit | Total: 392,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1906	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.31497788
Const Adj.:	0.99989998
Adj $ / SQ:	170.930
Other Features:	104000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	541473
Depreciation:	24908
Depreciated Total:	516565

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

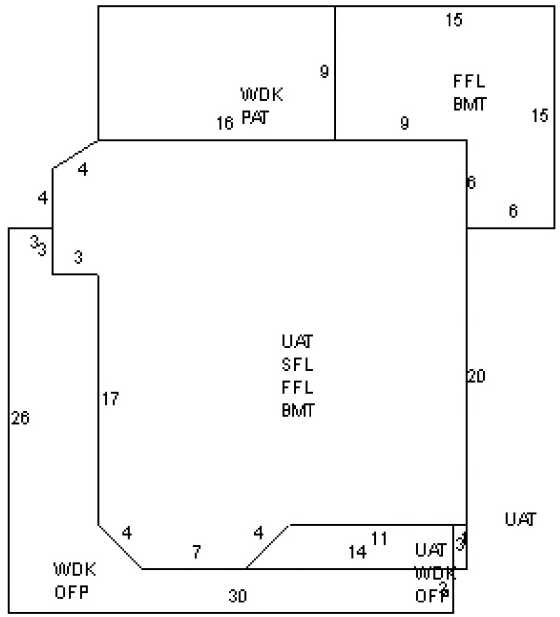
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	206.83
Special Features:	0	Val/Su Net:	149.65
Final Total:	516600	Val/Su SzAd	327.17

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	875	51.280	44,869
FFL	First Floor	875	170.930	149,564
SFL	Second Floor	704	170.930	120,335
WDK	Deck	406	8.460	3,436
OFP	Open Porch	262	22.800	5,972
UAT	Upper Attic	186	99.990	18,624
PAT	Patio	144	4.850	699
	Net Sketched Area:	3,452	Total:	343,499
Size Ad	1579	Gross Are	4011	FinArea 1672

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 058.0-0004-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1906	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100